Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	20 GOLDWOOD DRIVE ALFREDTON VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,180,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	House	Suburb	Alfredton
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
29 EVERGREEN DRIVE ALFREDTON VIC 3350	1450000	11-Aug-25
21 INSIGNIA BOULEVARD ALFREDTON VIC 3350	1070000	17-Jul-25
3 LUXFORD STREET ALFREDTON VIC 3350	1200000	21-Jul-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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29 EVERGREEN DRIVE ALFREDTON VIC 3350

4 3 2

Sold Price RS 1450000 Sold Date 11-Aug-25

Distance 0.38km



21 INSIGNIA BOULEVARD ALFREDTON VIC 3350

4 2 2

Sold Price RS 1070000 Sold Date 17-Jul-25

Distance 0.23km



3 LUXFORD STREET ALFREDTON VIC 3350

4 2 2

Sold Price RS 1200000 Sold Date 21-Jul-25

Distance 0.1km

RS = Recent sale **UN** = Undisclosed Sale

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